

MINUTES OF A REGULAR MEETING
OF
TRINITY BAY CONSERVATION DISTRICT
Wednesday, July 13, 2022
6:00 O'clock P.M.

THE STATE OF TEXAS
COUNTY OF CHAMBERS

The Board of Directors of Trinity Bay Conservation District met at the offices of the District in Stowell, Texas on Friday, July 13, 2022, with the following Directors present:

Scott Kahla	President
Lester Hankamer, Jr.	Secretary
Richard Nicely	Director
Victor Caraway	Director

Also present were Jerry Shadden, Danny Pringle, Mike Will, Crystal Threadgill, District Employees; Kate Leverett of Germer, District Counsel; Also present were Gloria Roemer and Sharisa Nelson of The Seabreeze Beacon, Wade Thibodeaux of the Hometown Press.

Vice-President Turner was absent.

Agenda Item 1:

President Kahla called the Meeting to order at 6:00 P.M.

Agenda Item 2:

The meeting opened with a prayer by General Manager Jerry Shadden, who then led the Pledge of Allegiance to the American and Texas flags.

Agenda Item 3:

No Public Comment.

Agenda Item 4:

Director Hankamer made a Motion to table Approving the Regular Meeting held Tuesday, June 14, 2022. The motion was seconded by Director Nicely and it passed by unanimous vote.

Agenda Item 5:

General Manager Jerry Shadden presented the Financial Reports for June 2022. Director Hankamer made a motion to approve the Financial Reports for March 2022. The motion was seconded by Director Caraway and it passed by a unanimous vote.

Agenda Item 6:

Jerry Shadden presented the June 2022 Tax Reports for Chambers and Jefferson Counties. Director Nicely made a motion to approve the Tax Report for June 2022. The motion was seconded by Director Hankamer and it passed unanimously.

Agenda Item 7:

General Manager Jerry Shadden presented the June 2022 Accounts Payable. Director Hankamer made a motion to approve the June 2022 Accounts Payable and Director Caraway seconded the motion and it passed by a unanimous vote.

Agenda Item 8:

Updating the Personnel Policy.

General Manager Shadden – Our policy has not been updated since 2008. In 2017, we started updating and we were probably 90% complete at that time and just never finished it. So, it has been another 5 years and it just needs be updated again with all the new laws to make everything legal and \$2500.00 plus tax is what it would costs for them to do a total review of the Policy Manual.

Director Nicely – A review and an update?

General Manger Shadden – Yes sir, a review and update and then a copy would be brought back to the Board to approve the Policy Manual. You will have a chance to look at it and recommend any changes if necessary. We can even have a workshop and go over it all.

Director Nicely – That is a typical price tag?

General Manager Shadden – yes sir. It's like \$1,000.00 to review, but to actually update it with everything we need in it, like for instance we have a time clock, so there will be a policy in there

that you can only punch in 10 minutes before it is the actual time to go to work otherwise we have to pay them for 15 minutes.

Directly Nicely – So when they drop it back off to us, is that a done and finished product.

General Manger Shadden – No, we will review it as a draft. You will have the ability say what things you like or dislike. And it will be an evolving thing. It might take more than 1 meeting to go through it all and to discuss things like how vacation works? How disciplinary action works? We have a contract with a personnel company now. Blakeman is the one who did it in 2008, and a couple of revisions before that and then a major update in 2017 and pretty much rewrote the whole thing but we just never finalized it, but it is something that needs to be done.

Director Nicely made a motion to approve updating the Personnel Policy Manual not to exceed \$2,500.00. Director Caraway seconded the motion and it passed unanimously.

Agenda Item 9:

Order Calling Directors Election for November 2022:

District Counsel Kate Leverett – In your packet is the Election Order Calling the Election for Positions 1 and 3. I have been working with Leanne at Chambers County and the Election Order is ready for you to adopt this evening. There are 2 polling locations that are to be decided, the Mont Belvieu one they are looking for a larger polling location, so once she has that finalized, we will just amend our Election Order to put the finalized polling places, but you have to call your election by mid-August and due to form issues and things Mr. Shadden like to do it at our July meeting. So, I recommend that you all go with it and adopt the Order and Call your Election for November 8, 2022.

Director Hankamer made a motion to Adopt an Order Calling Director's Election for November 8, 2022, for Precincts 1 and 3, and appointing Crystal Threadgill as Elections Administrator. Director Nicely seconded the motion and it passed unanimously

Agenda Item 10:

Entering into a Joint Election Agreement with Chambers County for the November 8, 2022, Election for Precinct 1 and 3 was tabled at this time. The County does not have the Agreement finalized at this time.

Agenda Item 11:

Entergy Upgrade:

General Manager Shadden – This has come to the Board before. We sent Entergy the information and they gave us a price of like \$30,000.00 to redo it, they now have come back to Mike and told him that they left off the wiring and they amended their price to \$60,000.00 to run the power down there. One of the criteria of what it costs, we applied for a Grant for another .3 MGD plant over there and so I had Mike also contact and ask them if we use more power can they maybe come down on the price. So, within the next 2 to 3 years we will be looking at adding another .3 there and also we want to make sure that they run enough power there so that we do have the power that we need even if they won't lower the price any. But this will increase the demand of electricity probably within a few years and when we upgrade the plant again, we just want to make sure we are there. But this is the price we have right now and I am asking that you rescind the old amount and approve the new amount.

Director Nicely – And we are pretty sure that she has everything in the bid at this time.

General Manager Shadden – She hasn't sent us the bill, nut this what, go ahead Mike.

Mike Will – I spoke with her about an hour ago and the invoice is going to come out tomorrow and she is expecting it to be between \$55,000.00 and \$60,000.00. She does not have the exact number right now. We should be able to get it no later than next week. I did ask if we could get more of a deduction off that construction rate and she said due to it not being in the works right now, we wouldn't be able to get it on this, but they had an upgrade or anything as far as adding new transformers or anything like that we would see a deduction there. We also asked if the upgrade we are doing can handle another plant and she said yes there is no problem there. So, we will not have to do anything to get it there may have to increase transformers.

President Kahla – We have about \$5,000.00 in (*inaudible*) if it's going to be between \$55,000.00 and \$60,000.00. It may be \$65,000.00 the way things are going up right now.

Director Hankamer made a motion to authorize Entergy to upgrade the electrical system from single phase to three phase on Speights Road, starting at Highway 61 to the new Sewer Plant, not to exceed \$65,000.00. Director Nicely seconded the motion and it passed unanimously.

Agenda Item 12:

Sewer System for Cypress Point Section 2:

General Manager Shadden – Cypress 2 we accepted the water last month at our last meeting, and since then they have gone in and pressure tested, and we checked the sewer system to make sure everything is up to speed. It has passed inspection and they have given us a 1-year warranty on it and they have given it to us writing. So, we are good to go. There are already 20 houses going up with no sewer yet.

Director Nicely – And our plant can handle that?

General Manager Shadden – Yes, at this time, but we are going to have to upgrade in the future and we are going to have to upgrade, there is a 4” sewer force main going up 61 to I10 and it will have to be upgraded to a 10” at some point. And that is one of the grants that we applied for, here not too long ago.

Director Nicely – So there are 20 homes going up and how many homes are projected to go in there?

General Manager Shadden – In that area, there is projected 1000. In my presentation I want to show you all the different locations that are either in the works or they have already been plotted and we are reviewing the plans.

Director Caraway – This system already has the taps in?

General Manager Shadden – They have already paid us for them. They came in at one time, the builder, it is not the whole thing, but the builder that is building the 20 houses, he came in and paid for 20 sewer taps and 20 water meters all at one time. The taps are already in place, in fact we dropped the meters in so they can build the houses. The sewer taps are hooked up by the contractor.

Director Nicely made a motion to accept the Sewer System for Cypress Point Section 2. Director Caraway seconded the motion and it passed unanimously.

Agenda Item 13:

Purchase Drainage Spray Equipment:

General Manager Shadden – A lot of these vehicles were bought in 2011 and 2012 and the Board voted not too long ago to sell 3 of them that was surplus property and Horn’s is not having an auction for a couple of months. We have everything put together to bring over there and sale them and we were going to use the money that we made from selling all of our used equipment and trucks to purchase another one of these buggies. They do not make a 6 wheel anymore but this one is a 4 wheel buggy with a 1000 gallon tank on the back with a gasoline spray rig that we use to spray the ditches in town to keep the grass down and the trees and things. And when we are not using it in the wintertime to spray, Danny puts a fuel tank in the back so when it is wet, we can get to the machines to refuel out in the fields.

President Kahla – So we can use it year round?

General Manager Shadden – Yes sir.

Director Nicely – Those were Polaris machines?

General Manager Shadden – We went with Polaris because they were the 6 wheel and that would handle the most at the time, but they do not make a 6 wheel anymore. I believe they bought a Can-Am last time. We have 2 Can-AM’s now. I think the bid on this was for Polaris, so I think they went back to Polaris. And these are all bought off of the Government contract with buy forward HEAC so, they have already been bid.

Director Nicely – I know as an individual; I can get a warranty of some sort.

General Manager Shadden – Yes sir. I think we get a standard factory warranty. When we bought Polaris’s last time, we ended up buying them in Minnesota and they delivered to Cowboys in Beaumont. And I had a cab put on them to protect the operator. When you get on a big ditch and the thing rolls over, you have some kind of protection in there. These things are used there and down in the marsh where we built all those bridges and things. You get in there and the everything is just completely rusting away. We charged these to FEMA the whole time they were on the job, so they pay for themselves.

Director Caraway made a motion to purchase Drainage Spray Equipment not to exceed \$28,000.00. The motion was seconded by Director Hankamer and it passed unanimously.

Agenda Item 14:

Extend lease for Smart Net North America:

General Manager Shadden – They approached us about 7 years ago and what it is, is a GPS hub that helps with triangulating all the global positioning in the area, you are shooting a grade or whatever it is that you are doing. They put some hubs out at our wetlands for subsidence to see if the land is sinking. So, they put this equipment on our sewer building at the wetlands. It is a small antenna that runs off of 110 and we did a 5-year agreement with them and they pay us \$1,000.00 a year. They have been with us 7 years. The contract has run out, so we are renewing it.

President Kahla – This doesn't have anything to do with checking the meters.

General Manager Shadden – No, it doesn't cause any interference with anything else or any disruptions that I know of. It is one little antenna sticking up on the side of the building.

Director Caraway – What does the electricity for it cost?

General Manager Shadden – There is no cost to us.

Director Hankamer made a motion to extend the lease for Smart Net North America for GPS equipment at 706 Buccaneer, Operators Building, with a lease of 5 years at \$1,000.00 per year. The motion was seconded by Director Nicely and it passed unanimously.

Agenda Item 15:

Implement \$5.00 Fuel Service Charge:

General Manager Shadden – I put in your packets, there are probably 5 or 10 different things from Chlorine, Chemicals to fuel, etc. where everyone is charging us fuel service charges on, even raw water. To be able to compete with oil over \$100 a barrel, all your pvc pipe, etc. is made with oil. Everything is astronomical on the price and to be honest with you everything is hard to get. We waited 6 months for water meters. The last time they came in we bought 150 because you are not able to get the materials. Our fuel has gone up tremendously. Our chemicals have gone up 3 times this year. The Biden administration has brought back a tax, Super Fund Cleanup, that they charge on all chemicals now, as a way to fund the Super Fund Cleanup. So, we are asking for this \$5.00 increase, I call it a fuel service charge, but talking with Kate, she felt like it would be better to amend our Resolution and make it part of our minimum fee.

Director Caraway – It's really not a fuel service charge because there is more.

General Manager Shadden – Yes its fuel, its chemicals and everything else.

Director Caraway – I guess what I want to look at is, if it's a fuel service charge for those gasoline and diesel's have gone up to \$2.50 a gallon, where are we based off of our budget? Have we spent all of it?

Director Hankamer - What's our cost increase?

Director Caraway – What's our cost increase? How many gallons are we using a month? If the increase is \$2.00 or so, does that work out to \$5.00 a month.

General Manager Shadden – Yes sir. Our fuel cost has gone up over \$30,000.00 a month.

Director Caraway – And that is on the water and sewer side?

General Manager Shadden – That is water and drainage.

Director Caraway – But we can't (*all talking over each other inaudible*), the bottom dollar is for drainage side.

General Manager Shadden – It's just on the water side so that would be fuel for the water side and chemicals for the water plant.

Director Caraway – So we are adding chemicals into the Fuel service charge.

General Manager Shadden – Yes.

District Counsel Kate Leverett – I think it's confusing how it says fuel service charge. When I was looking, the water code allows you as a district to charge fees that assist you in providing service, which is providing water wastewater service. So that is why I suggested that you increase the base rate \$5.00, just to cover increasing costs to provide your service and get away from specifically the fuel service charge, because then it covers the rising costs of chemicals, the rising

costs of water meters, anything that you are using to provide your water and sewer service would be encompassed in that \$5.00.

Director Caraway- But we are 9 months into a 12 month budget, so we only have a couple of more months to go and our new budget should cover those higher costs.

General Manager Shadden – Its added to, well I would have to calculate it.

Director Caraway - Exactly so on your next budget, your expenses should include \$5.00 diesel and should include the extra cost of chemicals and that sort of thing. So, at this point if we need \$5.00 a month, I am okay with \$5.00 a month but only until our budget runs out and when our budget runs out, then we need to look at where our expenses are versus where our revenue is and at that point we need to adjust our revenue to our water bills to what our projected expenses are going to be based on increased costs of chemicals, based on increase of fuel and that sort of thing. So, if we are running a short fall and need \$5.00 a month to get us through the next three months, okay, but we need to adjust our rate at the same time as we do our budget for next year.

Directly Nicely – Does your budget incorporate this \$5.00.

General Manager Shadden – Yes.

Director Caraway – The new budget?

General Manager Shadden – Yes it does. No, it does not incorporate the \$5.00, its just going up on what our rates are right now and what our projected revenue for next year, I want to say that when I looked at it, it shows our costs are going up somewhere around \$400,000.00.

Director Caraway – So as you putting next year's budget together are we in the negative or are we in the positive?

General Manager Shadden – Well, that's one, it's not really exactly that because if I put a budget together for next year, I have to make it with the money I have right now. That might mean that I cut our service, that might mean that I cut out something that needs to be done or whatever. So, I am going to make it fit. So if I have \$5,000,000.00 up here, when I get to the bottom, I only have \$5,000,000.00 so it's going to come out to \$5,000,000.00 whether I have to raise the deductible on the employees or whatever it is that we need to do to make it match.

Director Caraway – What we want to see is, but we are not really doing that this year, because we are asking for an extra \$5.00 to increase revenue.

General Manager Shadden – I'm just saying that the budget that is here now, I am having to make up \$300,000.00.

Director Caraway – I am not arguing that we need the extra money to make it through this budget.

General Manager Shadden – But I will be glad to show you (*inaudible – speaking over each other*)

Director Caraway – Whatever we want to call it, \$5.00 for the next three months until our budget ends. But when we redo the budget, we should at that time look at what our expenses are going to be and calculate what our revenue needs to be and if our rate need to go up or down to match that, we adjust the rates at that time too. That should be done every year.

General Manager Shadden – Right, it is.

Director Caraway – The rates should be adjusted to what water departments expected costs are.

President Kahla – It is. But with the unprecedented inflation is the culprit, we are kind of in unusual circumstances.

Director Caraway- I understand that, with the costs of fuel prices, chemical prices, pvc pipe, everything has gone up. I am not opposed like I said to the extra money. I just don't want it to be open ended and hey we are going to go with \$5.00 because we need to look at that at the time that we do our budget.

General Manager Shadden – Next month, we will have a budget workshop to go over all the things that you are talking about. You are going to have to decide the level of service you want to deliver, like do we want to respond to a sewer call at night, or are we going to make them wait until the next day. All this goes into it and like I said, I plan to have a budget workshop next month and give you a copy of the budget that I have put together for next year. And we will decide, do we need to replace this equipment, and what all we need to do.

Director Caraway – I can support the \$5.00 a month but only until the end of this budget. Then we will reevaluate at that time.

President Kahla – When does this budget end?

General Manager Shadden- September.

Director Caraway – Do we want to add this to 65 and older?

General Manager Shadden – They already get a break. 65 and older already do. And I want to say last time we did, or I can't say what they did last time because I wasn't here but I think they went up. But the previous time we did something, we went up \$4.00 on the regular customer and \$2.00 on the retired people. But then there are some other legal issues getting into different classes of customers.

District Counsel Kate Leverett – Usually when I do see rates it is across the board.

General Manager Shadden – So there are problems with that when you are creating different types of customers.

District Counsel Kate Leverett - Because when you are increasing rates, generally the majority of your customers are retirees, so you are never going to increase your revenue. So we need a workshop to talk about all of these things.

General Manager Shadden- But I think it is a very good idea. Yes, I plan on having a budget workshop next month. Our budget starts over October 1st, so it has to be approved by the middle of September and so that means August it will be budget time and we will go over all of that and let the board decide how much they want to do or not do.

President Kahla – Will that be at the same time as our regular meeting.

General Manager Shadden – What I would like to do is, we have an employee retiring, and I would like to have a budget meeting workshop and throw a little going away party for him, maybe a fish fry or something like that. I haven't done anything for the employees since I have been back so I think it would be something nice to do all at one time.

Director Nicely – I like what Victor said about the fuel charge and I also like what Kate said about wanting.

President Kahla – Across the board?

District Counsel Kate Leverett – Adjusting the base rate and it covers all of the increased costs.

Director Nicely – I would prefer to go with that.

Director Hankamer – How about placing it in there as a temporary item
And then we can readjust it.

Director Nicely – Exactly.

General Manager Shadden – I have never done it as a temporary item. Usually, once it is done it is done. I am not saying that is not the right way to do it.

District Counsel Kate Leverett - It probably needs to be included and you can resubmit. I mean you can amend your order of your rates anytime. But if you only want this to be 3 months.

Director Hankamer – Well I guess we just really need to adjust it on the income side until we get to the next budget.

Director Nicely – Exactly.

District Counsel Kate Leverett – I would do that and just look at it at that time.

President Kahla – So just table this one, no action?

Director Nicely – I think we can make a motion on it.

District Counsel Kate Leverett – Make a motion to increase the base rate \$5.00.

Director Nicely made a motion to increase the base rate \$5.00.

Gloria Roemer – Effective immediately?

General Manager Shadden – Next month.

Gloria Roemer – Next month?

General Manager Shadden – Yes.

Director Hankamer seconded the motion to increase the minimum base rate by \$5.00, Director Caraway Opposed the motion, and it passed by a 3 to 1 vote.

Agenda Item 16:

Pipe Burst a 8” sewer line:

General Manager Shadden – The sewer line under Lercy’s Restaurant has collapse and so while King Solutions was here doing the one on 2nd Street, I asked them to do this under there to be able to get the line unstopped.

Mike Will – We tried to go in there and make a temporary repair, but the whole top section of the sewer line was completely eaten out so had no other option other than to pipe burst it while they were out here and be done with it. So, they came in here and knocked it out and we are back in service.

Director Caraway made a motion Pipe Burst 8” sewer line under Lercy’s restaurant that has collapsed at a cost of \$14,208.00. The motion was seconded by Director Nicely and it passed unanimously.

Drainage Report:

Danny Pringle presented the drainage report on various areas of the District:

Fecon #0189- Working on Oyster Bayou – South of Lone Star Canal – This operator is also running the D-3 Dozer

Long Reach 60’ – Working on Oyster Bayou – North of Highway 65 behind the Fecon cutting trees and removing wood chips.

D-3 Dozer – Working on Oyster Bayou assisting the Fecon.

Fecon 30’ – Working on the west fork of Double Bayou west of Highway 562.

Long Reach 50’ - Working on west fork of Double Bayou behind the Fecon cutting trees and removing wood chips.

D-6 Dozer – Working on Double Bayou assisting the Fecon and leveling the soil.

Cat 329 #0144- Working on ditch VIII-H 1 B south of Chase Road.

Cat 329 #0148 – Working on ditch III-J A west of Hamilton Lateral Road – North of 1663.

Cat 308 – Working on the west fork of Double Bayou pushing post for the fence job and installing wire gaps.

Spray Crew – Mowing ditches with the tractor and have been spraying with the ground rig.

Director Nicely – Is all of our equipment in service?

Danny Pringle – Yes, sorry I left the two new ones off. One of the new Komastu’s is mowing meather ditch which is Hankamer Loop going towards Whites Bayou and the other one is out on Sand Gully from 124 going towards Spindletop.

President Kahla – Thank you, Danny.

Utilities Report:

Mike Will reported on Plant issues and Water and Sewer issues in various areas of the District.

The project to pipe burst the sewer main on 2nd street has been completed.

The project to replace the leaking caustic tank at the West Water Treatment Plant has been completed. We have waited on that one if you remember probably 6 or 8 months. That is a good one to knock off.

Update on the new Hankamer Wastewater treatment plant.

We talked about that with Les a little while ago and nothing has gone any further, we are still waiting on the manufacturer to finish the completion of the waste water plant before it gets delivered.

We have installed 25 water meters this month, 5 sewer grinder stations and installed 234" of sewer discharge line. This is all I have unless you have any more questions.

General Manager Shadden – Victor has had asked the question, how far do you think you are behind on water meters and things like that? Are you 2 months backed up, 6 months?

Mike Will – As far as installs go?

General Manager Shadden – Yes.

Mike Will – Yeah, I would say probably right now we are probably, I would say 2 months would probably be a good number. We have quite a few jobs that have come in and the majority of them seem to be grinder station installs. Like Jerry said, trying to keep ahead of all these materials is really a challenge. Some of these vendors that I have called are telling me we are 18 to 24 months out on things we just used to run up there and get. So, we are trying to stay ahead of all of that. So, I would say probably 2 months. We are fixing to start running a 3' down 73 next week. We have a crew that works full time on the installs on the west side and one over here on this side as well so a couple of months.

Director Hankamer – Do you have problems getting water meters?

Mike Will – We do. Like Jerry said, we waited about 6 months and the way we actually got the 150 of them is, one Friday I got a call from our vendor and said hey I have a load of them that someone ordered and doesn't want them. So, I called Jerry and we got those. I just put in another order today for another 50 and they are out anywhere from 3 to 4 months right now. Some of the components that we are actually trying get for the grinder station repairs their people are telling me that they literally do not have a date to keep these things even operating. It's getting tight out there. So, we are really having to reach out to find materials right now.

President Kahla – The supply chain is incredible, the backlog... the shutdown that I am on right now was scheduled for October and they can't get the materials.

Mike Will – I have been doing this since 1986 and I have never seen anything like it.

President Kahla – Same here. Unbelievable. I hope it peaked.

Mike Will – I do too.

President Kahla – Thank you, Mike.

Mike Will – Yes Sir.

General Manager Shadden – I told you all last time that I would go over the commercial developments and stuff so (slide presentation);

- Highway 73 - Texas RV Resorts, they have already started, they have their electricity, we have their lift station and water. This is the pipe that Mike needs to install. I want to say, when they get thru, they are looking at having 150 spaces.
- Probably have seen this one in the middle of town, used to be the old Sparkman gas station its going to be a Subway and a Smile Dental.
- By Larry's Old Trade Days, there is some food trucks that want to go in and clear a spot and put some food trucks in with some covered area where you can actually go in and buy some food. I thought it was a strange place, but they paid us for the water meter and the pump station to be able to set up.
- This is the softball/baseball diamonds out on Cook Road, they have totally redone all the fields, bathrooms and concession stands. We supplied new water meters, irrigation meters and pump station to be able to handle the whole thing. This should be a very nice upgrade.
- This is a wedding venue right across from the Phase II at Cypress Point that they have already paid for their water and sewer.
- This is a new truck stop that is going to go in cross from the new Stuckey's there on Jenkins Road and I10. We already have the plans and we are reviewing the pump stations. It will be larger than the Stuckey's across the street. It's going to be another pretty good size truck stop. We ran out an 8' line and a 4' sewer line all the way from 1724 to pick up the two Stuckey's so we do have some service there.
- There is a Dollar Store going in front of Cowboy's convenience store there at 61 and I10. It's already up, they are putting all the equipment in it. We put a pump station in for them, irrigation meter and a regular domestic meter.
- Anahuac Transport looking at this, that is Cowboy Concrete on I0 between 61 and 562, they are looking at putting in a facility right there.
- This is Winnie Industrial Development. It is right where the weigh station is on I10. They are looking at putting industrial development in there. We do not have any service there at this time. We are talking to them about what they are going to do, whether they are

going to drill a well or if they want to pay us to run water and sewer down there to serve them. I hear that they weigh station is supposed to start doing more business than they have in the past, so I was hoping that maybe TxDot would step in, they paid for all the rest stop areas to have all the water and sewer put in. So maybe they might would partner in something there.

- This is another truck stop at highway 61 and I10. Driveways are already put in. They have been waiting on us to size the sewer pumps and things. There is so much growth in there, we stopped and take the time, there are like 6 or 8 air relief valves on the system and we went and there and put pressure gauges on all of them and turned on and off all the different sequencing and pump stations around there and we could determine that we have roughly 33 feet of head that we have to push up against. So, we are not guessing or they put some kind of pumps in there that won't handle the head. So, we took the time, they have been waiting on us a couple of months, but we went ahead and took the time to make sure that everything is like it should be and we had the data to back up what we required.
- This is a subdivision development on 61 and 562. They are looking at putting in several hundred homes in this area. We only have small lines in the front on Highway 61. We have a 12 on Highway 562. They are looking to try to get an easement to go across there with a larger line. Its been plotted already.
- This is another subdivision. This is gong to be a housing subdivision across from Cypress Point. You have Cypress Point II that we just accepted the sewer on and Cypress Point IV that they are ready to start breaking ground on and putting streets in. This is North of I10 and Highway 61 and they call this River View Development. It has already been plotted. They met with us last week, they are working on their detention ponds and thing like that to get their drainage permitting.

Gloria Roemer – Jerry, where is that located?

General Manager Jerry Shadden – Highway 61 and I10 just North of Cowboys.

Gloria Roemer – North?

General Manager Shadden – In Hankamer.

President Kahla - This place is blowing up.

General Manager Shadden – This is 1663 and Ledoux Road.

Director Les Hankamer – Country Boy Store.

Gloria Roemer – Oh, Country Boys.

General Manager Shadden – 1663 and LeDoux Road close to I10 and Trade Days, they bought this property from Yale, I mean Kyle. They are developing this subdivision already. They have already approached us. We have looked at it and we are going to have to upgrade the sewer pump station, it is at McDonalds that takes care of Trade Days, Whataburger and everything in that area. The force main has to be increased, the water main size will have to be increased. This will all be paid for by the developer. He actually called today asking where we are on this as far as the sewer pump station upgrade and everything else that needs to be done. It is with LJA right now and they are reviewing it.

Director Caraway – So that will all be gravity.

General Manager Shadden – All inside there. Probably one pump station put on the end that will pump it back to the McDonalds station and goes across the freeway to the Al T's station and from the Al T's or Tia Juanita's station it pumps all the way back to the Alltel station where you live and from there back to the sewer plant. I believe it had a 2" line under the freeway and before I was here, I believe Kit had to put a 6" in. But it is only like a 4" going from Trade Days back up that away and I extended a 4" all the way up to the curve at 1663 so it going to have to be upgraded to a 6 and I believe it is going to have to be from a 6 to an 8" water line.

- This is Turtle Bayou Development. This is the big area on the back side of Cypress Point. There is a total of 654 houses that will be going in there. 649 excuse me. So, Phase I, II, III will have another sewer pump station that will pump down an easement back to Highway 61 into the 10" that we will have to increase. There is an 8" on 562 and there is a 12" on Highway 61 that we should have enough there to serve them. The main thing that needs to be done is the 10" on 61 needs to be increased, and then from I10 to the plant it needs to be a (57.48) **3 foot 12**. Right now, we are pretty good, but in another year or so down the line when all these house start coming onboard it is going to _____ everything.

Director Caraway – The one before 1663, how many houses?

General Manager Shadden – I do not have a plot.

Director Caraway - Okay.

General Manager Shadden – Mike, have you seen a plot?

Mike Will – It is estimated around 200.

Director Caraway – Okay.

General Manager Shadden – I haven't seen a plot yet.

Mike Will – That is what they are thinking that they can get out of that piece is about 200.

General Manager Shadden – So anyway in that one area right there it puts you at about 1000 houses or so right in that one section. That is why Dollar General is going in. I am sure there will probably be a strip mall across the street at some point.

President Kahla – Anahuac is going to be 5A.

Director Hankamer moved to Adjourn, and Director Nicely seconded. The motion carried and the meeting adjourned at 7:00 P.M. by President Kahla.

READ AND APPROVED:



Scott Kahla, President

Attest



Les Hankamer, Secretary

Date: 8/10/22